

**PLANNING COMMISSION**  
**Minutes of May 3, 2004, Meeting**

**Members Present:** Linda Snider, Joseph Dixon, Tom Dantzler, Rick Lucas, Mark Siegel

**Staff Present:** Steve Butler, Planning Director; Mike Scarey, Senior Planner; Brian Galloway, Associate Planner

**1. Call to Order:**

The meeting was called to order at 5:30 p.m.

**2. Approve Minutes of April 19, 2004, Meeting:**

Language in the last paragraph of page seven will be amended to read, "...and noted that these would very nearly produce the needed supplemental coverage."

A motion was made, seconded, and unanimously passed to accept the minutes of the April 19, 2004, meeting with the above referenced addition.

**3. Public Hearing:**

**A. Staff Presentation on the Proposed Comprehensive Plan Update Assessment Report**

Mike Scarey provided the Commission with a revised Appendix 3 of the Comprehensive Plan Update Assessment Report, titled "Possible Comprehensive Plan Amendments Identified by Staff and the SeaTac Planning Commission", and reviewed the changes as follows:

**Transportation Element (Changes received from the Public Works Director)**

**Items Added:**

- Update Policy 3.2A (establishing LOS) regarding exception for South 188<sup>th</sup> Street and
- I-5 southbound ramps (improvements have been made)
- Update references to 1993-2003 Comprehensive Transportation Plan to refer instead to Joint Transportation Study (JTS)
- Change references to "South Access" to "interim South Access"
- Amend discussion under Policy 3.2L to say "...appropriate speed limits..."

**Items Revised:**

- Amend Policy 3.3E (Coordinate with the Port of Seattle to explore the possible development of a bicycle route to the airport between South 188<sup>th</sup> Street and South 170<sup>th</sup> Streets)
- Take out references to a Personal Rapid Transit system

A study is being conducted to potentially link the Sounder commuter train in Tukwila to the airport using various technologies, one of which is the personal rapid transit system (PRT). It was suggested that references to PRT not be deleted until the study is completed later this year.

Concern was raised about possible misunderstandings between the City and Port regarding interpretation of the term "interim south access".

Mike Scarey explained that the City anticipates that south access would be a limited access freeway spur to route traffic off the State Route 509 extension directly into the airport terminal and parking areas. It appears, however, that the Port may be financially unable to support or fund this route at this time. The City's understanding of "interim south access" would be some combination of 28/24 Avenue South being linked to the State Route 509 extension. Clear language defining "south access" will be developed to ensure no misunderstandings between the City and the Port. Mr. Scarey further stated that details of amendment proposals, including specific language, will be discussed and refined as the Comprehensive Plan amendment process evolves. It was important that all potential amendments at least be identified and outlined by the April 30 deadline.

Discussion was held about ensuring that the Port informs the City regarding potential interim south access routes; and negative impacts to City businesses and tourism that could result if access into and out of the airport is by controlled freeway with no way for people to support local businesses.

**Utilities****Items added:**

- Add new Policy 5.3F to encourage siting of WTFs on City property and appropriate rights-of-way where the greatest amount of aesthetic control can be exercised, but discourage siting of WTFs on arterial rights-of-way where such siting would interfere with undergrounding of other utilities. Include a strategy to identify view corridors where undergrounding of distribution lines is a priority and visual impact of new utility infrastructure should be minimized.

## **Community Image**

- In Major Issues section, change "Many" to "Some of SeaTac's major arterial streets do not have...sidewalks."

## **Parks, Recreation and Open Space**

- Update "Major Issues" section
- Delete references to Arts and Recreation Advisory Board
- Delete references to ADA Committee
- Add references to Senior Advisory Board where appropriate
- Update timelines for strategies where appropriate

The Comprehensive Plan Update Assessment Report identifies all actions required to bring the SeaTac Comprehensive Plan into compliance with State requirements, including actions taken during the 2002 and 2003 Comprehensive Plan Amendment processes, and remaining actions to be undertaken in 2004. The report is scheduled to be adopted by City Council resolution on June 8, 2004.

Mike Scarey explained that tonight's public hearing would cover the entire assessment report, which includes the text of the report plus the three appendixes.

### **B. Public Hearing on the Proposed Comprehensive Plan Update Assessment Report**

The Chair opened the public hearing at 6:00 p.m.

Hearing no requests to speak, the Chair closed the public hearing at 6:01 p.m.

## **4. Old Business:**

### **A. Brief Review of 2004 Proposed Comprehensive Plan Amendments**

Mike Scarey reviewed proposed map amendments received from the public that will be considered as part of the 2004 Comprehensive Plan Amendment process as follows:

1. Two parcels (Hughes Property) - Change the current Comprehensive Plan Designation of Residential High Density to the Comprehensive Plan Designation of Park.  
The accompanying zoning amendment would be from Urban High Density in the Urban Center (UH-UCR) to Park

This issue was raised at several of the February public meetings and appears to have some support in the community.

2. A parcel in the vicinity of South 160<sup>th</sup> Street and Military Road South - Change the current Comprehensive Plan designation of Residential Low Density to the Comprehensive Plan designation of Residential Medium Density.  
The property owner would then propose rezoning the property to UH-900.

Adjacent properties on the west and south of this property have a Comprehensive Plan designation of Residential Medium Density and are zoned UH-900. The parcel to the east is zoned single family, and contains a pumphouse owned by one of the water districts.

The Commission asked to be provided with an aerial City map so that potential impacts to adjacent neighborhoods and properties can be considered.

3. Three properties in the vicinity of South 188<sup>th</sup> Street and 36<sup>th</sup> Avenue South - Change current Comprehensive Plan designation of Office/Commercial/Mixed Use to a Comprehensive Plan designation of Residential Low Density.

The property is being assessed for the "highest and best use" under this zoning, which is commercial, because one property contains a rental house and the other two properties are raw land. The Comprehensive Plan designation and zoning were changed several years ago to Office/Commercial/Mixed Use, along with numerous other properties, in conjunction with the City Center Plan. The properties have been on the market for some time but have remained unsold.

4. Lutheran Alliance to Create Housing (LATCH) - Change the Comprehensive Plan conditions and zoning conditions to remove the square footage limits placed on the property by the current Zoning map.

Phase one of the project (senior housing) is nearing completion, and phase two will include a medical clinic and professional offices to be located on property immediately east of the senior housing. The City imposed property-specific conditions to the Office/Commercial Medium zoning to restrict the square footage for the medical clinic to 4000 square feet and the professional offices to 500 square feet.

Concern was raised about negative impacts that could be created through removing the restrictions. The project is adjacent to a residential neighborhood and directly across the street from a middle school. If more square footage were to be allowed, the Planning Commission felt that a specific maximum should be identified.

Discussion was held about what services the medical clinic would provide, what kind of equipment it would contain, how large the medical staff would be, and whether or not dental offices would be included; tenants who may occupy

the professional office space until LATCH expansion requires it for their use; ongoing neighborhood concerns regarding the ultimate use of the property; reviewing the original proposal to determine why restrictions were put in place; potential parking issues, an agreement has been made to use the parking lot of a neighboring church for overflow parking, and implications if future circumstances change; restricting uses in the medical clinic that are of particular concern and potential essential public facilities requiring a separate process; and this development acting as a catalyst to bring additional development and developers to the area.

Steve Butler clarified that, though the original project approval included limited space for medical facilities and professional office space (to ensure neither were the primary use on the property), unlimited space for daycare and human services was allowed provided that building setback and parking requirements were met. He further recommended that a representative from LATCH make a presentation before the Commission to clarify their proposal and answer questions.

According to LATCH, approximately 2000 square feet is needed per medical professional. LATCH now anticipates a need for four medical professionals instead of two as originally stated. This would require approximately 8,000 to 12,000 additional square feet, when common areas are included.

A separate question was asked about locating wireless telecommunication facilities on City-owned properties and in the rights-of-way.

Steve Butler explained that at this time, language will serve as placeholder until the City Council makes a final decision on where they want WTFs to be located, at which time final language will be developed.

## **5. New Business:**

### **A. Presentation on School District Property Disposition by Alan Schmidt, Director of Facilities and Planning, Highline School District**

A Schmidt presented the Commission with a map of all the schools in the Highline School District, and documentation outlining the uses of vacant school buildings in SeaTac. There are eleven schools within the City of SeaTac, six are operating public schools, and five are either vacant or leased out.

Highline School District has prioritized various schools within the District slated for improvements/construction. Funding sources include State of Washington matching construction funds and voter-approved bonds. Ten projects currently underway are scheduled for completion in 2007, after which twenty-six new projects will begin. The five schools in SeaTac are on the list as follows:

- Madrona Elementary School is currently under construction, scheduled to open in September of this year.
- Bow Lake Elementary School - #2
- McMicken Heights Elementary School - #7
- Tyee High School - #14
- Chinook Middle School - #17
- Valley View Elementary School - #21 (which anticipates a start date of 2012)

Vacant school buildings and sites used for other purposes located within SeaTac are as follows:

- Boulevard Park, 12833 20 AVE S (3.8 acres) - Currently used by the Highline School District for science kits and storage. To be surplus and sold.
- Glacier, 2450 S 142 ST (24.1 acres) - Portion leased to Central Washington University, (they will vacate 6/05). Portion leased to South Sound Athletics. Holding for future use.
- Riverton Heights, 3011 S 148 ST (7.9 acres) - Vacant. To be surplus and sold.
- Angle Lake, 19215 28 AVE S (6.5 acres) - Currently leased to various tenants. Negotiating possible sale.
- Maywood, 1410 S 200 ST (9.2 acres) - Currently used by Highline School District for surplus storage. Holding for possible long term lease or sale.

To sell a property, the District must get at least one appraisal and may not sell the property for less than 90% of the appraised value unless the property has been on the market for one year, at which time it can be sold for about 70% of the appraised value. Hearings and public input is required, after which a request for proposal for use of the property is published or the property is marketed through a real estate firm. It is anticipated that Boulevard Park and Riverton Heights will be on the market for sale by the end of the year. Revenue generated from the sale of properties and leases/rentals goes into the Highline School District's capital facilities account to be used for constructing new schools and major repairs of schools. The District has entered into numerous long term lease agreements for the use of vacant schools including the lease to Central Washington University that has been in place since the late 1980's.

Al Schmidt commended the City regarding the improvement of playfields, installing curb/gutter/sidewalks in front of schools, and the cooperation between the City and District during the construction of Madrona Elementary School.

## **6. Commission Liaison's Report:**

A transit technology meeting was held to review approximately twenty-five various technologies that could potentially be used to connect the Sounder train station in Tukwila to the airport as part of an ongoing study.

The April 27 Transportation & Public Works Committee meeting agenda included the following items: (1) Approval to enter into a contract for garbage hauling services. (2) Approval of an ordinance addressing garbage hauling services issues. (3) Approval to award a contract to construct the International Boulevard Phase IV improvements. Additional announcements included that public works is working on the Dantzer development agreement amendments, a \$160,000 lawsuit had been settled for \$28,000, and a code enforcement tour will be scheduled sometime in the near future.

## **7. Planning Director's Report:**

The Land Use & Parks Committee meeting is scheduled for May 13 from 4:00 p.m. to 6:00 p.m.

The joint meeting with the Burien Planning Commission has been postponed to sometime in June, possibly June 21 or June 28.

As requested, Steve Butler prepared a letter from the Planning Commission to the Mayor and City Council regarding a request for a second meeting to address two agenda items that were not discussed at the joint City Council/Planning Commission meeting of March 30.

Discussion was held about the language in the letter, and whether or not it should be sent. Potential impacts, both positive and negative, were reviewed at length. It was decided by a majority of the Commission that the letter would not be sent, and outstanding issues would be revisited sometime in the future.

Also discussed was the Planning Commission's scope of duties and if being involved in the development agreement process could be considered part of reviewing land use issues and making recommendations to the City Council. The Chair advised that, based on a discussion at the joint meeting in March, City Council direction was that the Planning Commission would not be involved in the development agreement process.

Concern was raised about issues going from Committee to the Study Session to the Regular Council Meeting consent agenda all on the same night, and that this process may not allow sufficient time for issues to be fully explored.

**8. Adjournment:**

The meeting was adjourned at 8:30 p.m.